

Work Session Meeting of the Sandy Springs City Council was held on Tuesday, January 5, 2010 at 7:05 p.m., Mayor Galambos presiding.

STAFF DISCUSSION ITEMS

Community Development

1. Overlay District Amendment (Streetscape Features).
2. Overlay District Amendment (Map and Streetscape).

Deputy Director of Community Development Chris Miller stated there are five overlay districts in the City of Sandy Springs. One is in the PCID and the other four; the main street, the village, the urban, and the suburban districts, are related to Roswell Road. The main street district has more intense requirements associated with the building and the design of projects within the main street and the other ones are mostly related to streetscape only.

In 2008 the pedestrian lights were moved from behind the curb to behind the sidewalk for safety reasons. In 2009 staff looked at revised standards for the tree species in the overlay district and a change for the 40% threshold, which is the threshold the City requires for streetscape improvements associated with redevelopment projects within the overlay districts.

Councilmember Tibby DeJulio asked if the property owner has to get a certified appraisal when the City uses the appraised value.

Deputy Director of Community Development Miller answered no, it is based on the Fulton County Tax Appraisal.

Deputy Director of Community Development Miller stated for 2010 staff proposes to change from four standards to two standards to make it easier for staff to administer. One would be the Main Street standard and the other would be the Suburban standard. Another change would be to re-align the Overlay District boundaries to correspond with the Future Land Use Plan. Staff proposes to identify the northern area, the Dunwoody Place Land Node; and the southern area, Windsor Pkwy and Bell Isle; as Main Street Districts. The Main Street District will expand to include Vernon Woods, Abernathy, and Glenridge Drive.

Councilmember Karen Meinzen McEnerny stated the Town Center is currently on the Comp Plan as six stories and Dunwoody Place is fifteen stories, yet except for Windsor Parkway and Bell Isle, which are being recommended for Main Street, it is two stories. She stated she supports extending Town Center south of I-285 to Glenridge for Main Street, but she does not support going from Glenridge to the City limits as Main Street.

Mayor Eva Galambos asked Mr. Miller if it is staff's intention to change the height limitations.

Deputy Director of Community Development Miller answered no.

Councilmember Meinzen McEnerny stated the first two areas she discussed have significantly higher density under the Comp Plan than the Village Nodes that the City has at Windsor Parkway and Belle Isle.

Councilmember DeJulio asked Councilmember Meinzen McEnerny if she was only referring to sites for those areas on Roswell Road down to Windsor Parkway.

Councilmember Meinzen McEnery and Deputy Director of Community Development Miller answered yes.

Councilmember Meinzen McEnery stated she would like to encourage development and if the City has the lower density that the community wants for that area, she thinks it would be onerous on development to have to dedicate an additional three foot for the right-of-way. She has no problem with the Suburban Streetscape, but she doesn't believe the community south of Glenridge thinks they are in the same league as Town Center and Dunwoody Place.

Councilmember DeJulio expressed concern with the width of the sidewalk. One has two feet of brick pavers and nine foot wide sidewalk and the other has two feet of planter, six feet of sidewalk, and three feet of landscape areas, which both equal eleven feet.

Mayor Galambos asked the difference in cost for the sidewalk requirement between the Suburban and the Main Street.

Deputy Director of Community Development Miller stated the Main Street requires additional right-of-way because it is a little bit wider, and there is a three foot difference for the size of the sidewalk. He stated he does not know the cost difference per linear foot.

Mayor Galambos stated the cost difference is very important to the Council. If there is a minor cost difference, then it would not affect anything, but if it is a major difference there will be some concerns.

Councilmember Dianne Fries stated she is not wild about the jumping around with the different streetscapes. She stated she would rather see two streetscapes, one for Roswell Road and one for the downtown area.

Councilmember DeJulio clarified from the city limits to Glenridge with the smaller one and from Glenridge to Abernathy to downtown with the larger one and from there to the City limits with the smaller one.

Deputy Director of Community Development Miller stated the proposed revisions for the streetscape standards for the Main Street district are two foot wide brick pavers with a nine foot wide sidewalk and behind that, on private property, there will be a ten foot wide planting strip. The Suburban Corridor changes are a two foot wide planting strip, a six foot wide sidewalk, and a three foot wide planting strip. Both are eleven feet of right-of-way from back of curb to back of sidewalk as prescribed for the Roswell Road corridor.

Deputy Director of Community Development Miller stated staff has been working with Georgia Power to have electrical power on the light poles for seasonal displays. The options would be to keep the current configuration of tall poles at block entrances and the smaller poles along the remainder of Roswell Road; or to replace all the poles with fifteen foot tall poles. The fifteen foot tall poles allow more flexibility with the size of the seasonal displays that would hang from the mast arms. Both will allow a seasonal display, but two feet taller would allow greater clearance on the sidewalk. Georgia Power has indicated that they have to maintain roughly eight feet to the bottom of the seasonal display, so people can walk underneath.

Councilmember DeJulio stated one thing he and the Mayor noticed during their trip to China was the quality and attractiveness of the light fixtures.

Councilmember Fries clarified that for option two, the fifteen foot poles are for the downtown area only. She stated the City will not take all the current lights up and buy new ones, but as the City can; they will replace the lights over time. For example, if ten lights need to be purchased for the park, the City will order ten fifteen foot lights and then relocate the old ones.

Mayor Galambos asked if the City could sell the thirteen foot poles to developers that need them.

Councilmember Fries stated yes, that could be done.

Councilmember DeJulio stated that in short, the City will be reusing the thirteen foot poles.

Councilmember Fries stated her preference is to have the fifteen foot poles as you come into the downtown area and then go back to the thirteen foot poles as you come out of the downtown area. Another option would be to have the fifteen foot poles just at the intersections outside the downtown area. She stated she does not like that idea, but what made her think of it is by Sandy Springs Circle and Johnsons Ferry there is a series of fifteen foot poles all in a row. The fifteen foot poles would give a definite downtown feel as people drive in.

Mayor Galambos asked what the cost would be to put in the fifteen foot poles.

Deputy Director of Community Development Miller stated there are two cost options with a third feature that is not included yet. The code currently requires the lights to be relocated to the back of the sidewalks. The cost is roughly \$119,115.30 to relocate the forty-one existing poles and fixtures. This cost includes relocation, the conduit, and any pavement reconstruction. The worst case scenario for option two would be to purchase forty-one new fifteen foot tall poles and that cost is \$278,470; which does not reflect the reuse of the existing poles and fixtures. If that is considered, then the cost goes down to approximately \$120,000.

Mayor Galambos asked if the \$278,000 includes the cost of relocating as well as the cost of the new fixtures.

Deputy Director of Community Development Miller stated no, it was only the cost of the new fixtures. The total relocation cost is the \$120,000 assuming that each of the current poles is reused.

Councilmember Fries asked how much of the total is just for relocation.

Deputy Director of Community Development Miller stated the relocation cost is roughly \$26,000 and then there is the cost on the Public Works side to do the ground work on the sidewalk.

Mayor Galambos asked what the \$278,000 is for.

Deputy Director of Community Development Miller stated under scenario two the \$278,000 is the worst case scenario, meaning that the City purchases the fifteen new poles and no poles are reused. But if the City reuses the current poles, then the cost goes back down to \$120,000.

Councilmember Fries stated of the \$278,000, \$191,000 is the cost of buying new poles, but the City is reusing poles.

Councilmember DeJulio stated the \$278,000 is the out of pocket cost, but then the City will take the current poles and reuse them, thereby saving \$150,000.

Mayor Galambos stated the reuse of the poles will come over a period of time.

Deputy Director of Community Development Miller stated yes, the reuse will not happen all at once.

Mayor Galambos stated the outlay of the \$191,000 will come all at once.

Deputy Director of Community Development Miller stated this is not currently part of the budget.

Councilmember Fries stated it is her understanding that the changes will be made as the City needs to purchase poles.

Deputy Director of Community Development Miller stated it will be part of the streetscape program as well.

Councilmember Fries stated Council has not approved the item. If it needs to be done all at once, then it needs to be brought before Council during the budget process.

Deputy Director of Community Development Miller stated otherwise it can be part of the ongoing Capital Improvement Program.

Councilmember Fries stated what she expects is guidance on what the City wants to do in the future and then bring this back during the budget process.

Deputy Director of Community Development Miller stated what the staff is asking for is guidance, so the code standards can be revised.

Councilmember Jenkins stated the policy is all of the fifteen foot poles, all the way down, and at the back of the curb. Bring the item to Council as a CIP project for the budget.

Councilmember DeJulio asked when the City puts these poles up, is Georgia Power responsible for maintaining them?

Deputy Director of Community Development Miller stated Georgia Power is responsible for maintenance. He also clarified that the fifteen foot shepherd's hook style poles are to go on Roswell Road only, because the Main Street district does come out a little bit on each side.

Mayor Galambos answered Roswell Road only, Main Street.

Councilmember Fries answered Abernathy to Glenridge.

Councilmember Meinzen McEnery answered the new Main Street standards that we just talked about.

Deputy Director of Community Development Miller stated MARTA has an agreement with the City that within the downtown or Main Street area, there is a fund established from the revenue for the advertisement on bus shelters in Sandy Springs to be used for non-advertising shelters in the downtown area only. The staff has not yet identified a specific standard to be used or locations for those shelters. The staff is asking Council for guidance on which options to pursue.

Councilmember Meinzen McEnery stated she likes the Kaleidoscope, because it looks less intrusive and not as institutional, but it is also double the price of the Dome. She asked if staff checked the Kaleidoscope to see if it is substantial enough to not be destroyed.

Deputy Director of Community Development Miller stated it is substantial enough to not be destroyed. Staff met with GDOT and MARTA. GDOT has issues with the Kaleidoscope, because it does not have sides and there is no place to post the bus routes. Although staff will still consider the Kaleidoscope version, it may be best to have two alternatives for staff to pursue.

Mayor Galambos stated one costs double the other.

Deputy Director of Community Development Miller stated that is a consideration for Council which affects how many can be purchased. Currently there is \$36,000 in the account from the MARTA agreement. The cost for installation is approximately \$12,000.

Mayor Galambos asked how many need to be purchased for the downtown area.

Councilmember Jenkins stated the work can be done as the revenue comes in. She stated if the City is spending funds to make the downtown area look good, then she doesn't want to use the dome shelters just because they are cheaper. She wants the downtown area to look good.

Mayor Galambos stated she likes the Kaleidoscope shelter also, but she agrees with MARTA that it doesn't protect the citizens from the wind and the rain because there are no sides.

Councilmember Fries asked about the height of the Kaleidoscope.

Deputy Director of Community Development Miller stated it is roughly ten feet.

Mayor Galambos asked Councilmember Paulson what his opinion is, since he is an engineer.

Councilmember John Paulson stated he works on the basis of function first and form second. He stated he is not a fan of the Kaleidoscope, because it costs more and it does not shelter from the wind and the rain. He likes the shelters that have sides. He likes the Hip shelter.

Councilmember Meinzen McEnery stated the Historical would be a good choice.

Councilmember Fries stated that would be her second choice.

Councilmember Chip Collins asked who gets the revenue from the ads in the bus shelter.

Deputy Director of Community Development Miller stated the funds go to MARTA and then they come back to the City.

Councilmember Collins stated there is no place to put ads on the Kaleidoscope version.

Councilmember Fries stated the deal for the downtown area is for the City to take over the bus shelters and slowly get rid of the advertising in the downtown area. As payback, the advertising can be done outside of the downtown area and the money raised from the advertising will be used for upgrades.

Councilmember Paulson asked how many shelters are needed.

Deputy Director of Community Development Miller stated the first ones to address would be the four covered stops in the downtown area. Over time, the other seven stops would be addressed.

Mayor Galambos asked for a consensus from Council on the shelters.

Councilmember Meinzen McEnerny stated that for the Kaleidoscope shelters the bus routes could possibly go on the back of the bench.

Councilmember Fries stated the bus routes for shelters that don't have sides are on a stick.

Mayor Galambos stated the citizens that ride the buses and have to stand and wait for them would like to be sheltered as they wait.

The consensus of Council was to move forward with the Kaleidoscope Shelter as Councilmembers Fries, Collins, Jenkins, and Meinzen McEnerny expressed support for it.

Councilmember Fries asked for a consensus on the second option being the Historical Shelter. All Councilmembers agreed on the Historical Shelter.

Deputy Director of Community Development Miller stated other revisions to be proposed in 2010 are to standardize all the street furniture in the downtown area, provide a standard for mast arms, and to reorganize Article 12. Staff will also look at the role of the Design Review Board relative to rezoning, requiring rezoning packages to include the building design, colors, and elevations. This will help the DRB make a more thoughtful decision on the projects.

Councilmember Fries asked for clarification on the furniture. She wanted to know why the pictures showed green furniture when the Mayor and Councilmember DeJulio got the City black furniture at the beginning.

Council agreed unanimously that the furniture needs to be black.

3. Approve Draft Analysis of Impediments to Fair Housing for Public Comment.

Block Grant Manager Vann McNeill stated the report is called an Analysis of Impediments to Fair Housing and it falls under HUD Civil Rights responsibility. There are several laws, executive orders, and regulations that are applied to the CDBG Program. There are responsibilities that include the Civil Rights Act of 1968, known as the Fair Housing Act, which states that it is policy to provide fair housing in the United States. The law applies to both the federal agencies as well as those that receive funds from HUD, which the City receives. The office of Fair Housing and Equal Opportunity is the agency within HUD that enforces the Fair Housing Act. In order for Cities to comply with the Act, you need to develop the Analysis of Fair Housing Impediments, which is a report that looks at local laws, policies, procedures, etc., related to housing. The entitlement community has to conduct the analysis, take in the actions related to what is found through the report, and then maintain records that the actions have been taken. The analysis is governed by a Fair Housing Planning Guide. Block Grant Manager McNeill also looks at other Cities and their reports to get a sense of what else is done related to the analysis. Basically, the information comes from the census and looks at general demographics and a variety of other characteristics for the community.

They also look at the policies that are in place for the City zoning, land use, building codes, etc. Lending and legal information comes from CRA and Homeowners Disclosure Act data that's collected. Complaints in the area are also recorded. In Georgia, HUD, the Georgia Commission on Equal Opportunity and Atlanta Metro Fair Housing collect that information and it is included in the report. Block Grant Manager McNeill stated that he did not find anything in those reports. He also looked at the other Cities reports and what was consistent was the general lack of knowledge of the Fair Housing Law. The populations have become more diverse in cities, so it works to try to target that information to the specific ethnic groups that are present. There is often a lack of available land for future housing

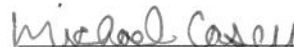
development and there are disparities in lending across racial and ethnic categories. It is difficult to address the last one, because data is not collected at a local level, but at a MSA level. To promote fair housing in Sandy Springs, he would recommend putting fair housing information and updates on the CDBG webpage; recognizing National Fair Housing month every April as HUD does; partnering with local agencies to target fair housing information to the Hispanic/Latino community; and strengthening incentives for mixed-income single family housing in future Comp Plan updates. The citizen participation plan for the City's CDBG program gives the residents an opportunity to comment on all the plan documents for CDBG. With Council's consensus, staff will advertise the draft for public comment and bring it back to Council on March 2, 2010, for final review and approval to send to HUD.

There being no further discussion, the meeting adjourned at 7:49 p.m.

Date Approved: May 4, 2010



Eva Galambos, Mayor



Michael Casey, City Clerk